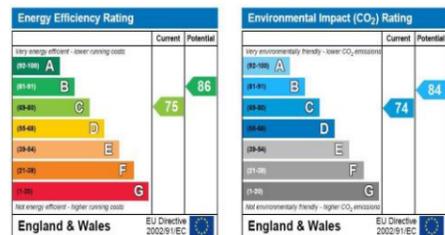


The Lawns, Carterton  
Approximate Gross Internal Area  
124 Sq M/1337 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**Energy Performance Certificate**

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**DISCLAIMER**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.



**The Lawns, Carterton, OX18 1FS**

Four Bedrooms | En Suite to Master Bedroom | Ground Floor WC | Garage to the Rear  
Popular Location |

**Asking Price: £315,000**



## The Lawns, Carterton, OX18 1FS

Located on the popular "Shilton Park" development is this four bedroom town house. Internally the ground floor offers a fitted kitchen and lounge leading to the rear garden and garage, plus separate WC. The first floor comprises three bedrooms and a family bathroom, while the sizeable Master Bedroom with en suite occupies the top floor.

### LOCATION

### DIRECTIONS

### ENTRANCE PORCH

With door to :-

### ENTRANCE HALL

With stairs to first floor, smoke alarm, thermostat control for central heating, radiator, wooden flooring.



### GROUND FLOOR WC

With low level W.C. wash hand basin and tiled splash backs, wooden flooring.

### KITCHEN

4.88m (16' 0") x 2.87m (9' 5")

With a good range of matching wall and base units with laminate work surfaces, integrated stainless steel electric gas hob and extractor unit, inset 1 1/2 bowl single drainer sink unit, tiled splash backs, ceramic tiled floor, plumbing for washing machine and dishwasher, and space for tumble drier large bay window to front over looking open green.



### LIVING ROOM

4.95m (16' 3") x 2.87m (9' 5")

With window to side and patio doors to garden, carpet as fitted, radiator, TV aerial point.



### FIRST FLOOR LANDING

With access to airing cupboard, radiator, carpet as fitted, store cupboard, smoke alarm, carbon monoxide alarm.



### BATHROOM

1.83m (6' 0").6" x 1.52m (5' 0").6"



### BEDROOM 2

3.45m (11' 4") x 2.87m (9' 5")

With window to front over looking the open green, radiator, carpet as fitted, TV point, double built in cupboards.



### BEDROOM 3

3.20m (10' 6") x 2.87m (9' 5")

With window to back garden, carpet as fitted, radiator, double built in cupboards.



### BEDROOM 4

2.39m (7' 10") x 2.01m (6' 7")

Window facing back garden, radiator, carpeted flooring.

### MASTER BEDROOM

4.80m (15' 9") x 3.23m (10' 7")

Spacious main bedroom, window facing open green with good views, Velux window on opposite side, carpeted flooring, radiator. Double built in cupboards, attic space.



### EN SUITE

Spacious matching suite comprising low level, W.C., wash hand basin, shower cubicle, tiled splash backs, window to back garden, extractor fan, white tiled flooring.



### FRONT GARDEN

Ever green shrubs fenced in by black wrought iron fence and paved path leading to gated access to side and back garden.

### SIDE/REAR GARDEN

Fully enclosed larger than average garden with front and rear gate access, decking area, garden shed, outside light and laid primarily to lawn with a variety of shrubs and palms



### SINGLE GARAGE

With up and over door with parking space - access into the yard and parking space access into gated garden. Extra Off Road parking spaces available in close at rear of the property.

### OPENING HOURS

Monday - 8.45 - 6  
Tuesday - 8.45 - 6  
Wednesday 8.45 - 6  
Thursday 8.45 - 6  
Friday 8.45 - 5.30  
Saturday - 9am-4pm  
Sunday - closed

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.